

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5807/135 A'BECKETT STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5601/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$460,000	03-Feb-25
5508/462 ELIZABETH STREET MELBOURNE VIC 3000	\$443,880	17-Apr-25
1301/135 A'BECKETT STREET MELBOURNE VIC 3000	\$405,000	29-Mar-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 22 April 2025

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5601/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

1 1 -

Sold Price **\$460,000** Sold Date **03-Feb-25**

Distance **0.26km**



5508/462 ELIZABETH STREET MELBOURNE VIC 3000

1 1 -

Sold Price ^{RS} **\$443,880** Sold Date **17-Apr-25**

Distance **0.24km**



1301/135 A'BECKETT STREET MELBOURNE VIC 3000

1 1 -

Sold Price ^{RS} **\$405,000** Sold Date **29-Mar-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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